



# Livable Streets Update (FIVE IN FIVE)



October 10, 2003

Volume 1, Number 3

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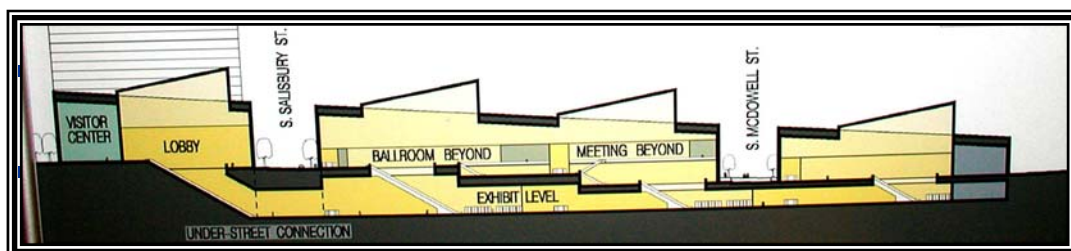
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## TWO FIRMS SELECTED AS FINALISTS FOR NATIONAL ARCHITECTURAL DESIGN CONSULTANT FOR PROPOSED CONVENTION CENTER

Two architectural firms that have extensive national and international experience with designing convention centers have been chosen as finalists to be the national architectural design consultant for Raleigh's proposed convention center.

After reviewing and analyzing qualifications submitted by seven firms, a committee of staff members representing the City of Raleigh, Wake County and the Downtown Raleigh Alliance selected Howard Needles Tammen Bergendoff (HNTB), based in Boston with an office in Raleigh, and Atlanta-based Thompson Ventulett Stainback (TVS) for additional interviews. City and County representatives also will visit sites previously designed by the two architectural firms. These visits are scheduled for Oct. 9-11. They will include trips to Providence, R.I., and Boston where HMTB has designed facilities, and to Philadelphia and Washington, D.C. where TVS has projects.

A final recommendation on the top-rated firm is expected to be presented to the Raleigh City Council on Oct. 21 and to the Wake County Board of Commissioners. The national architectural design consultant will assist the local architect and the City and County with designing the new convention center in downtown Raleigh.



## THE FIVE IN FIVE WORK PLAN

### Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

### Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

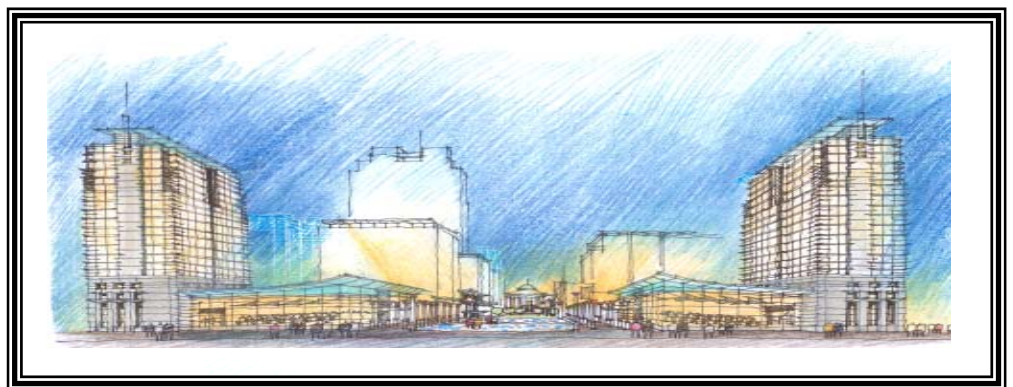
- Get new Downtown Convention Center and Convention Center Hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to South.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

## THREE DEVELOPER TEAMS SELECTED TO SUBMIT ADDITIONAL PROPOSALS FOR CONVENTION CENTER HOTEL

The Raleigh City Council has voted to select three teams of developers to prepare more detailed written proposals for development of the headquarters hotel that would be associated with a new convention center proposed for downtown.

The three teams are Convention Center Hotel Group and Marriott International of Raleigh and Washington D.C., Stormont Noble Development of Atlanta, and Trammell Crow and Garfield Traub Development of Charlotte and Dallas. They were recommended by a committee of staff members representing the City of Raleigh, Wake County and Strategic Advisory Group, the hotel consultant hired by the City and County. The committee conducted interviews with five developer teams that had responded to a request-for-qualifications issued by the City and County. Two other hotel developers that had undergone the review process will be held in abeyance and would be consulted if none of the selected hotel developers presents acceptable proposals. The other two hotel developers are FaulknerUSA of Austin, Texas, and Winport Ventures of Raleigh and Atlanta.

The City and County now will meet with the three developer teams to further review design ideas and financing for the hotel. Each team will have approximately 60 days to submit detailed written proposals. If the City of Raleigh and Wake County vote to pursue construction of a new convention center, they are expected to select a hotel developer by early 2004.



### **Improve the Pedestrian Environment**

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make Downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in Downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

### **Regulatory Reform**

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

## **PUBLIC MEETING SET ON FAYETTEVILLE STREET RENAISSANCE; CITY ALSO SEEKING INPUT ON HARGETT/MARTIN STREET CONVERSIONS**

For the past several weeks, the City of Raleigh and its contractor on the Fayetteville Street Renaissance project have been working diligently to prepare for the stakeholder meetings and public meeting, where design options will be released for comment and discussion. Work is also being done on the conversion of Hargett/Martin streets from one way to two way.

The stakeholder meetings for Fayetteville Street are: 100 block, 10:30 a.m.; 200 block, 4 p.m.; and 300 block, 2 p.m. on Tuesday, Oct. 14. The 400 block meeting is 9 a.m. on Wednesday, Oct. 15. The public meeting on Fayetteville Street will be held from 4 to 6 p.m. and the public meeting on the Martin/Hargett conversion, 6 to 8 p.m., on Thursday, Oct. 16. All meetings will be held at the Urban Design Center at Hargett and Fayetteville streets.

Surveys are being completed by Mulkey Engineers & Consultants, the contractor that the City has hired to oversee the project. Other team members include Cooper Carry, the firm responsible for developing an urban design plan; Martin Alexiou Bryson, traffic engineering; and Reynolds & Jewell, landscape design.

Projects in dense urban settings have specific challenges, many of which cannot be seen. Often, underground utilities need to be located to prevent mishaps from occurring when construction begins. Mulkey is overseeing this process, and working with Progress Energy, BellSouth, Time Warner Cable, and PSNC on utility location and coordination. Other behind-the-scene work includes the completion of traffic data collection, coordination with the North Carolina Department of Transportation on signals, the completion of signal removal studies, updates of traffic modeling and preparation of signal plans and timing diagrams. Preliminary surveys, base mapping and initial corridor studies have also been completed.

Of course, most residents will be most interested in the actual designs for Fayetteville Street, the city's "Main Street." Several options developed by Cooper Carry will be presented that incorporate concepts developed during the Livable Streets study - a process that involved over 400 residents.

### Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of Downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all Downtown resources to promote events and attractions. Maximize the capitol status.
- Create a Downtown Development Corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to Tax Increment Financing.



Livable Streets

During the public meeting, citizens will have the opportunity to review the design options and hear an informal presentation by members of the design team. After, there will be a question-and-answer session. The designs are all different in nature and each has specific strengths. Public input will be an important piece in determining the future of the street.

Should you have any questions regarding the public meeting or stakeholder meetings, please contact the City project manager, Dean Fox, at (919) 890-3030 or by email at [dean.fox@ci.raleigh.nc.us](mailto:dean.fox@ci.raleigh.nc.us).

## Livable Streets Meeting Calendar

Meeting	Date/Time	Purpose
Triangle Transit Authority: Art in Stations	Oct. 30 4 p.m. and 6 p.m. Urban Design Center 133 Fayetteville Street Mall Nov. 20 4 p.m. and 6 p.m.	TTA to meet with community to discuss public art in regional transit stations
Fayetteville St. Mall Renaissance	Oct. 16 4 p.m. - 6 p.m. Urban Design Center 133 Fayetteville Street Mall	PUBLIC INPUT: Reopening of traffic in 100 to 400 block of Fayetteville St Mall
Fayetteville St. Mall Renaissance	Oct. 16 6 p.m. - 8 p.m. Urban Design Center 133 Fayetteville Street Mall	PUBLIC INPUT: Hargett Street and Martin Street conversion to two-way traffic



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## COUNCIL AUTHORIZES STRATEGY TO GUIDE FUTURE DEVELOPMENT AROUND PLANNED RAIL STATIONS

The Raleigh City Council voted unanimously to authorize City staff to prepare a proposed station area overlay zoning district and Comprehensive Plan amendments that would guide future development around planned commuter rail stations in the Capital City.

The station area overlay zoning district and amendments to the City's Comprehensive Plan are part of the "Rail Transit-Oriented Development Strategy," a report presented to council members at their meeting Wednesday. The council authorized the Planning Commission to develop the report.

The Triangle Transit Authority is planning a regional rail system that will run between Raleigh and Durham via Cary and Research Triangle Park. Phase I construction includes five station locations in west Raleigh and downtown. Rail service would begin in 2007. To enhance ridership on the rail system, the City wants pedestrian-friendly, quality development around the rail stations, such as mixed-use communities with residential units, offices and retail shops.

Before the station area overlay zoning district and Comprehensive Plan amendments are given final approval, the City Council will schedule a public hearing to receive comments from citizens.



Audience listens to presentation during "Transitioning to Transit" session held Oct 3, at the Urban Design Center

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Wake County  
[www.wakegov.com](http://www.wakegov.com)

Downtown Raleigh Alliance  
[www.downtownraleigh.org](http://www.downtownraleigh.org)

Greater Raleigh Chamber of  
Commerce  
[www.raleighchamber.org](http://www.raleighchamber.org)

Greater Raleigh Convention  
& Visitors Bureau  
[www.visitraleigh.com](http://www.visitraleigh.com)

## CITY TO HOLD PUBLIC MEETING OCT. 16 ON DESIGN PROCESS FOR FAYETTEVILLE STREET

Citizens of the City of Raleigh will have an opportunity to comment on the design process for Fayetteville Street at a public meeting on Thursday, Oct. 16, in the Raleigh Urban Design Center, 133 Fayetteville Street Mall (at the Hargett Street intersection).

Design options will be presented at the meeting. The City has awarded a \$1.47 million contract to Mulkey, Inc., to provide design services for the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance project. Mulkey has assembled a team for the design project that includes Martin/Alexiou/Bryson, Cooper Carry, Reynolds and Jewell, SEPI Engineering and Tierra.

The Fayetteville Street Renaissance project is an effort to reinvigorate Fayetteville Street as the heart of Raleigh. The project includes design of improvements to Fayetteville Street Mall, portions of which will be opened to vehicular traffic in the 100 to 400 blocks, including conversion of Hargett and Martin streets from one-way streets to two-way streets. Construction is tentatively scheduled to begin in March.

The Oct. 16 public meeting will be conducted in two parts:

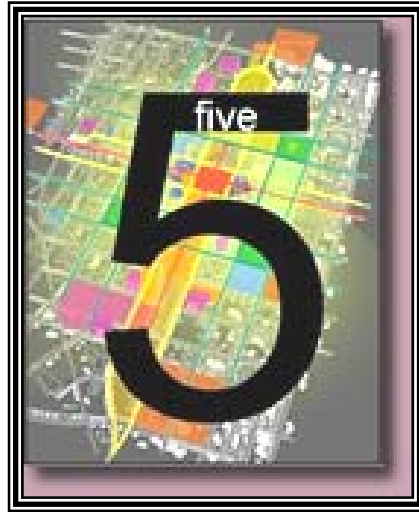
- >From 4 p.m. to 6 p.m., the topic will be design plans for opening the 100 to 400 blocks of Fayetteville Street Mall to vehicular traffic.
- >From 6 p.m. to 8 p.m., the discussion will center on plans for converting Martin and Hargett streets to two-way streets.

The City, in conjunction with the Downtown Raleigh Alliance, will be holding similar meetings with people who have business interests in the Fayetteville Street vicinity. Those meetings are scheduled for Oct. 14-15.



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## THE FIVE IN FIVE GOALS



1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.
2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.
3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.
4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.
5. **Expand downtown management** to take a one stop approach to management and advocacy.

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### For More Information:

For the complete Livable Streets Plan as adopted by the Raleigh City Council May 6, visit the City of Raleigh's website:  
<http://www.raleigh-nc.org/planning/Downtown/index.htm>.

**Coming Next Issue:** A report on the downtown regulatory reform meeting held Sept. 25.

# Livable Streets Partnership

- City of Raleigh
- City Boards and Commissions
- State of North Carolina
- Wake County
- Federal Government
- Downtown Raleigh Alliance
- Chamber of Commerce
- Convention and Visitors Bureau
- Development Community
- Social Service and Faith Based Organizations
- Arts and Cultural Organizations
- Transportation and Parking Organizations
- Major Events / Attractions Facilities
- Colleges, Universities and Schools
- Office & Retail Tenants and Property Owners
- Downtown Residents and Area Neighborhoods
- Urban Design Partners

An organizational meeting and briefing of the Livable Streets Partnership was held Tuesday, October 6, 2002. As work sessions progressed over the next several months additional membership organizations and members were appointed the Livable Streets Partnership by the Raleigh City Council and others were added as Partnership Participants

## LIVABLE STREETS PARTNERSHIP

Hugh Allen	Neal Coker	Barbara Goodmon
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## Livable Streets Partnership

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**Adopted May 6, 2003**

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W. Benson Kirkman, Deputy Mayor  
John H. Odom, Deputy Mayor  
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Philip Isley  
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James West

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Scott Cutler  
David Mallette  
Jessie Taliaferro  
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Ed Brandle  
Scott Cutler

Downtown Raleigh Alliance Representatives

Frank Baird (Co-chair)  
John Boylan  
Roland Gammon  
Greg Hatem  
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Sub-Consultants

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Thinkframe  
Walker Parking

LMN & HVS: Convention Center Study

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## Livable Streets Actions and Strategies

### Financial Contributors to Livable Streets

Progress Energy  
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BellSouth  
BB&T  
First Citizens Bank  
Wachovia Bank  
Spectrum Properties

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Raleigh Convention Center

North Carolina Museum of Natural Sciences

Raleigh Urban Design Center

BTI Center for the Performing Arts

### Special Thanks

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#### Raleigh News and Observer

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Photography Department

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#### Raleigh City Museum

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